

Planning & Zoning Commission

315 East Jackson Street
El Campo, TX 77437

Meeting: 11/14/18 05:00 PM
Department: Planning & Zoning Commission

Category: Zoning
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Sponsors:

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MEETING TOPIC (ID # 2118)

Zone Change Request - Applicant Lance Lurker - R-1 to C-1 of 9.14 acres on FM 2765 (West Loop)

Zone change request of Lance Lurker (applicant), Gerald Eugene Chromcack and Elizabeth Elaine Mason (owners) for a zoning changes from Single-Family Residential District (R-1) to Light Commercial District (C-1) on approximately 9.14 acres of land generally located on the east side of West Loop (FM 2765) between Chapel Lane and South Street. Property is legally described as ABSTRACT 142 Lot 7M El Campo Texas Wharton County.

The applicant has indicated to staff that he intends to use the property for light commercial uses. If the zone change is approved, the applicant will need to plat the property before applying for any building permits.

Staff recommends approval of the zone change for the following reasons:

1. The current zoning of R-1 is not in conformance with the Comprehensive Plan recommendation. Even though the subject parcel is shown as multifamily residential in the Future Land Use Map, the Comprehensive Plan Update encourages commercial uses in this area is general.
2. The requested zoning would be similar to C-1 and C-2 zones that exist in the vicinity of the parcel.
3. Due to frontage on West Loop, an Arterial street, the parcel is better suited for retail and commercial uses than single family residential.
4. With access from West Loop, the requested zone change will not have a detrimental impact on traffic and surrounding streets.
5. Due to minimal impact retail businesses permitted in C-1 zone, location of the creek along the boundary adjacent to R-1 zone, and the required landscaped buffer and fencing, any adverse impact on surrounding residential uses will be minimal.

Included in the packet is the application for zone change and the complete staff report.